



HEYBRIDGE AVENUE, SW16
£585,000 SHARE OF FREEHOLD

Winkworth



HEYBRIDGE AVENUE, SW16

Nestling to the south of Streatham Common in the Streatham Lodge Conservation area consisting of attractive Edwardian and Victorian houses surrounded by greenery, we are delighted to offer for sale this light-filled garden conversion apartment with share of freehold and offering flexible living space in excess of 880 Sq. ft.

Winkworth are delighted to exclusively offer this beautifully presented ground floor apartment with a sunny south-west facing private garden. The property benefits from high ceilings, original features and lots of natural light from the large windows and glazed doors.

The communal entrance hall gives access to the apartment which has an under stairs storage closet in the inner hall and leads round to the large 17ft principal double bedroom to the front. This lovely room benefits from high ceilings, fitted wardrobes, original cornicing and stripped wooden floors, a marble feature fireplace with a slate hearth and large sash windows with plantation shutters. The second bedroom is a smaller 11ft double with windows to the side and rear. The modern family bathroom has a bath with shower, a WC and a wash hand basin along with a heated radiator/towel warmer, underfloor heating and has been attractively tiled throughout.

Located to the rear, the open-plan living area comprises a stylish contemporary kitchen with fitted base and wall units, integrated appliances, and a central island/breakfast unit. This kitchen section also extends to an adjacent laundry/pantry room. The luminous rear reception room features stripped wooden floors, a beautifully restored fireplace, and expansive French doors that seamlessly connect to the landscaped south-west facing sunny garden terrace and lawn, perfect for in/out summer entertaining.

Heybridge Avenue is located within easy reach of Streatham Common, Streatham (Thameslink) and Norbury train stations with easy commuting into the City and West End. There are several large supermarkets as well as the popular gastro-pub "The Bull" and several other cafes, shops and pubs close by. Streatham leisure centre and ice-rink as well as the beautiful Rookery Gardens and Streatham Common are on your doorstep with year-round fun activities such as festivals and fun fairs, a kite day and bonfire night to name but a few. The property is offered with a Share of Freehold (145+ years left) and early viewings are recommended!



LOCATION

Streatham Common



AT A GLANCE


Victorian Conversion Apartment | Conservation Area | Original Features Retained | Two Bedrooms | Modern Bathroom | Open-Plan Living: Kitchen/Reception Room | South-West Facing Private Garden | Share of Freehold (145+ years left) | Lambeth Council Tax Band: D | Sole Agent

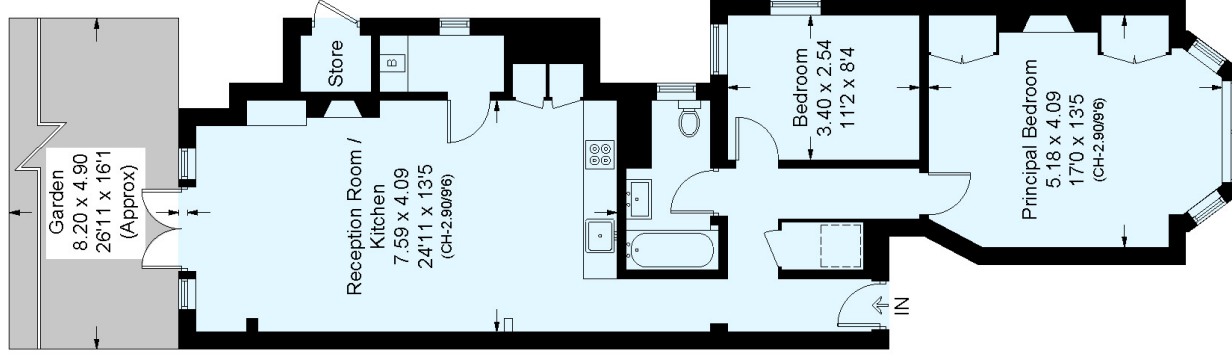
Heybridge Avenue, SW16

Approximate Gross Internal Area = 82 sq m / 883 sq ft
(Including Store)

Including Limited Use Area (0.8 sq m / 9 sq ft)



 = Reduced head height below 1.5m



Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID970093)

Energy Efficiency Rating		Current	Potential
Current	A	62	78
Potential	G		
<small> UK Energy Rating: kWh/m²/year EU Directive 2002/91/EC England, Scotland & Wales </small>			

